069.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	634,400 / 634,400
					USE VALUE:	634,400 / 634,400
					ASSESSED:	634,400 / 634,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRDRE LLC
Owner 2:	
Owner 3:	
Street 1:	11 GRANTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AUCELLO ANN -
Owner 2:	-
Street 1:	36 DAVIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Clapboard Exterior and 1459 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	226,600	2,900	404,900	634,400
Total Card	0.121	226,600	2,900	404,900	634,400
Total Parcel	0.121	226,600	2,900	404,900	634,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.76 /Parcel: 434.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44151

GIS Ref

GIS Ref

Insp Date 11/01/18

!5933!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	226,600	2900	5,280.	404,900	634,400		Year end	12/23/2021
2021	101	FV	219,600	2900	5,280.	404,900	627,400		Year End Roll	12/10/2020
2020	101	FV	219,600	2900	5,280.	404,900	627,400	627,400	Year End Roll	12/18/2019
2019	101	FV	175,700	2900	5,280.	376,000	554,600	554,600	Year End Roll	1/3/2019
2018	101	FV	175,700	2900	5,280.	376,000	554,600	554,600	Year End Roll	12/20/2017
2017	101	FV	175,700	2900	5,280.	329,700	508,300	508,300	Year End Roll	1/3/2017
2016	101	FV	175,700	2900	5,280.	300,800	479,400	479,400	Year End	1/4/2016
2015	101	FV	171,300	2900	5,280.	266,100	440,300	440,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:00:58

LAST REV

Date	Time
10/07/21	17:56:21
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5933

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AUCELLO ANN,	78145-311	1	6/30/2021		602,000	No	No		
CLARK CATHERINE	46274-461		10/13/2005	Family	1	No	No		John J Clark dod 8/29/2020
	6857-226		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2021	1096	Redo Bas	140,000	O				
12/6/2012	1644	Re-Roof	9,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
4/11/2013	Info Fm Prmt	MM	Mary M
4/8/2009	Measured	372	PATRIOT
11/5/1999	Inspected	267	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	266	PATRIOT
7/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44151
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	404,882	Spl Credit		Total:	404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	177.202
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379577
Depreciation:	152969
Depreciated Total:	226607

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

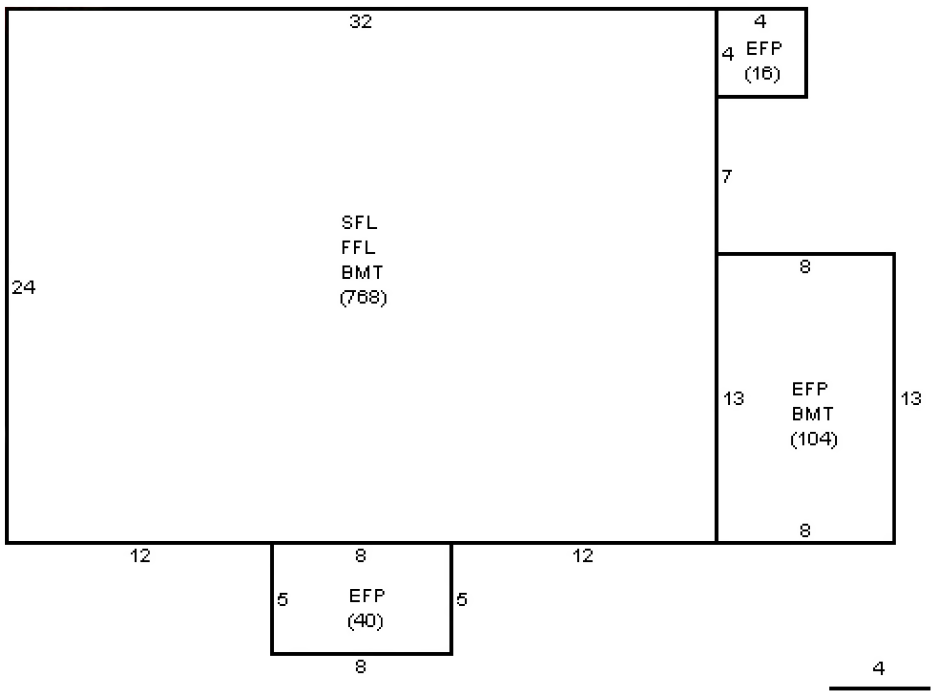
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.20
Special Features:	0	Val/Su Net:	90.97
Final Total:	226600	Val/Su SzAd	155.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	872	53.160	46,356
FFL	First Floor	768	177.200	136,091
SFL	Second Floor	691	177.200	122,482
EFP	Enclos Porch	160	44.670	7,147

Net Sketched Area:	2,491			Total:	312,076
Size Ad	1459.1999	Gross Area	2568	FinArea	1459

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

069.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X12	A	FR	1924	26.57	T	50	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:	Total: 2,900

IMAGE

AssessPro Patriot Properties, Inc